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Planning Commission Continuance

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: SYDNEY BETHEL, PLANNER II 
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: EVA CUTRO, AICP, PLANNING MANAGER 
(480) 503-6782, EVA.CUTRO@GILBERTAZ.GOV

MEETING DATE: JULY 1, 2020

SUBJECT: DR20-24, RECON OFFICE BUILDING

STRATEGIC INITIATIVE: Exceptional Built Environment

This project will allow for the development of a vacant property to construct an office building in an existing industrial area.

REQUEST

DR20-24, Recon Office Building: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 0.75 acres, generally located at 62 South William Dillard Drive and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Move to continue DR20-24, Recon Office to August 5, 2020.

APPLICANT

Company: Reset Studios
Name: George Catone
Address: 221 E. Indianola
Phoenix, AZ 85012
Phone: (602) 899-1099
Email: george@resetstudios.com

OWNER

Name: Christy Longstreet
Address: 87 S. William Dillard Dr.
Gilbert, AZ 85233
Phone: (480) 245-7558
Email: chris@recon-inc.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>January 20, 1987</i>	Town Council approved Preliminary Plat for the Fortune Center PAD.
<i>July 28, 1987</i>	Town Council approved Z87-12 (Ord. No. 536) amending the Fortune Center PAD to rezone three acres of Agriculture (AG) to Garden Industry (I-1).
<i>January 19, 1998</i>	Town Council approved an amendment to the Fortune Center PAD (Ord. No. 549).
<i>March 28, 2000</i>	Town Council approved Ordinance No. 1257, amending the Fortune Center PAD to rezone 80 acres for the Spectrum Astro facility.
<i>December 19, 2000</i>	Town Council approved Preliminary Plat for the Elliot Tech Center.
<i>September 4, 2002</i>	Planning Commission approved (S572) the Preliminary Plat for the Elliot Commerce Park.
<i>September 12, 2002</i>	Design Review Board approved the Open Space Plan and entry monument signs (DR02-48) for the Elliot Commerce Park.
<i>October 1, 2002</i>	Town Council approved Z02-12 (Ord. No. 1433) amending the Elliot Commerce Park PAD (Fortune Center).

Overview

The subject site is approximately 0.75 acres, presently vacant, and located within the Elliot Commerce Park. The Elliot Commerce Park is located west of the southwest corner of McQueen and Elliot, directly west of Gilbert Spectrum. The site is lot 59 within the industrial park and is located at the southwest corner of William Dillard Drive and Sierra Madre Avenue. The applicant is proposing a new 9,600 sf two-story office building for RECON Engineering & Construction Inc. which is a mid-sized specialty construction company that specializes in the design, installation, and repair of high temperature refractory and corrosion resistant linings.

This project is being requested to be continued to allow the applicant additional time to address review comments and receive approval from the Property Owners Association.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Light Industrial (LI)	Light Industrial (LI) with PAD overlay	Vacant (DR19-202 Sandman Elliot Industrial Building approved on site)
South	Light Industrial (LI)	Light Industrial (LI) with PAD overlay	Industrial Building (Elliot Common Business Center)
East	Light Industrial (LI)	Light Industrial (LI) with PAD overlay	Industrial Building (Dish)
West	Light Industrial (LI)	Light Industrial (LI) with PAD overlay	Industrial Building (Metro Fire Equipment)
Site	Light Industrial (LI)	Light Industrial (LI) with PAD overlay	Vacant

Project Data Table

Site Development Regulations	Required per LDC and Ord. No. 1433	Proposed
Building Area	-	1 st Floor – 4,800 sf 2 nd Floor – 4,800 sf Building Total – 9,600 sf
Maximum Building Height (ft.)/(Stories)	55'/3-Stories	28'/2-Stories
Minimum Building Setback (ft.)		
Front (Collector or Local)	25'	25'
Side (Street)	20'	25'
Side (Employment)	0'	62'
Rear (Employment)	0'	88'
Minimum Required Perimeter Landscape Area (ft.)		
Front (Collector or Local)	20'	20'
Side (Street)	20'	20'
Side (Employment)	5'	5'
Rear (Employment)	5'	10'
Landscaping (% of net lot area)	-	31.3%
Off-Street Parking and Loading	Office General 1 space/ 250 sf – 38 Spaces Required	38 Spaces Provided
Bicycle Parking	1 space per 10 required parking spaces	4 Bicycle Spaces Provided

STAFF RECOMMENDATION

Move to continue DR20-24, Recon Office to August 5, 2020.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Sydney Bethel', written over a horizontal line.

Sydney Bethel
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

DR20-24 Recon Office Building CONTINUANCE
***Notice of* Attachment 1 - Notice of Public Hearing/Vicinity Map**

PLANNING COMMISSION DATE:

Wednesday, July 1, 2020* TIME: 6:00 PM

LOCATION: Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.

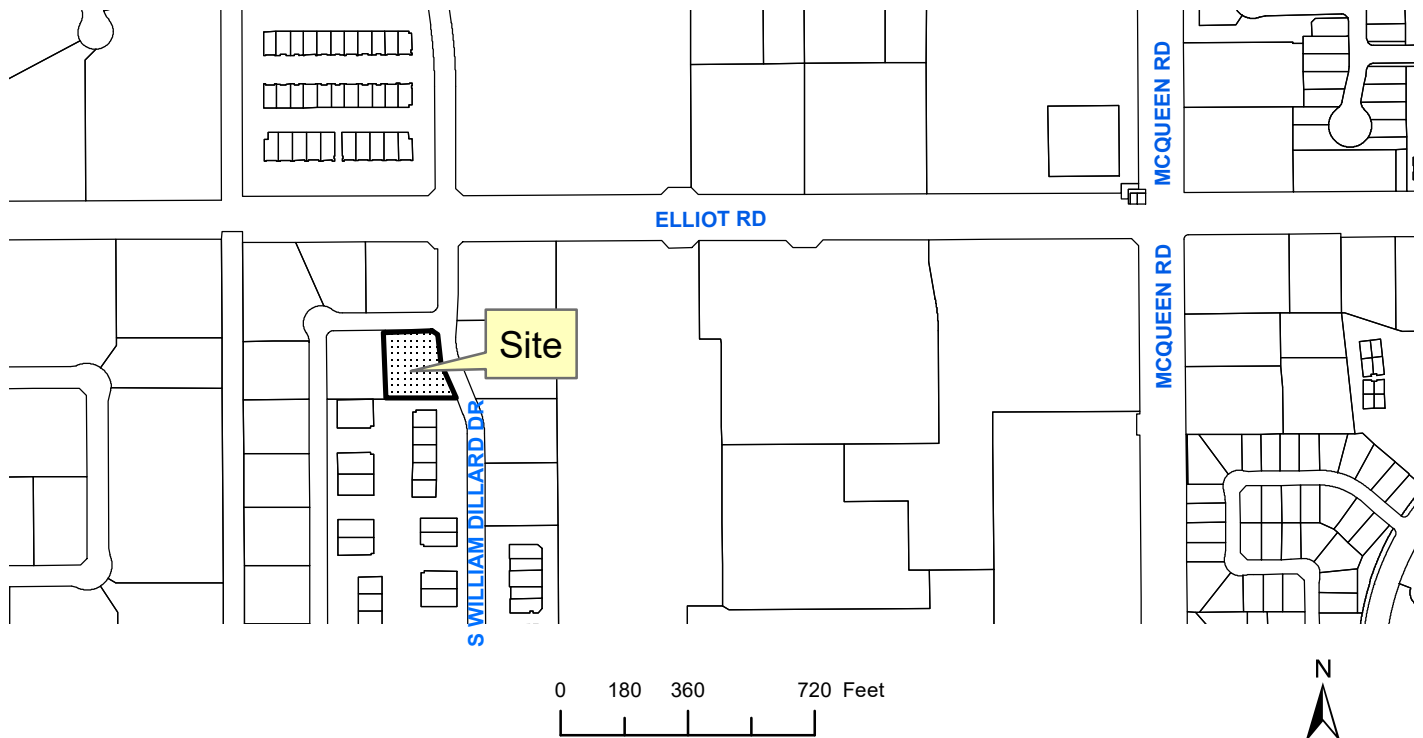
***Call Planning Division to verify date and time: (480) 503-6721**

*** The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.**

REQUESTED ACTION:

DR20-24 RECON OFFICE BUILDING: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 0.74 acres, generally located at 62 South William Dillard Drive, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay

SITE LOCATION:



APPLICANT: Reset Studios
CONTACT: George Catone
ADDRESS: 221 E. Indianola Ave.
Phoenix, AZ 85012

TELEPHONE: (602) 899-1099
E-MAIL: george@resetstudios.com